

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Bakersfield**

State: **CA**

PJ's Total HOME Allocation Received: **\$21,801,906**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

| Category | PJ | State Average | State Rank | Nat'l Average | Nat'l Ranking (Percentile):* | | |
|--|----------|---------------|-------------------|------------------|------------------------------|-------|---------|
| | | | | | Group | B | Overall |
| | | | | PJs in State: 92 | | | |
| <u>Program Progress:</u> | | | | | | | |
| % of Funds Committed | 92.98 % | 90.22 % | 20 | 90.66 % | 74 | | 73 |
| % of Funds Disbursed | 76.55 % | 80.19 % | 56 | 81.06 % | 18 | | 23 |
| Leveraging Ratio for Rental Activities | 3.8 | 5.73 | 46 | 4.62 | 36 | | 43 |
| % of Completed Rental Disbursements to All Rental Commitments*** | 29.41 % | 72.76 % | 81 | 81.27 % | 4 | | 3 |
| % of Completed CHDO Disbursements to All CHDO Reservations*** | 51.02 % | 60.11 % | 55 | 68.23 % | 17 | | 20 |
| <u>Low-Income Benefit:</u> | | | | | | | |
| % of 0-50% AMI Renters to All Renters | 89.96 % | 78.04 % | 23 | 79.86 % | 77 | | 70 |
| % of 0-30% AMI Renters to All Renters*** | 53.53 % | 41.03 % | 24 | 44.82 % | 71 | | 67 |
| <u>Lease-Up:</u> | | | | | | | |
| % of Occupied Rental Units to All Completed Rental Units*** | 96.28 % | 92.04 % | 50 | 94.65 % | 33 | | 35 |
| <u>Overall Ranking:</u> | | | In State: 56 / 92 | Nationally: | 18 | | 22 |
| <u>HOME Cost Per Unit and Number of Completed Units:</u> | | | | | | | |
| Rental Unit | \$9,402 | \$32,339 | | \$25,419 | 269 | Units | 25.50 % |
| Homebuyer Unit | \$6,636 | \$19,480 | | \$14,530 | 589 | Units | 55.80 % |
| Homeowner-Rehab Unit | \$22,073 | \$26,371 | | \$20,251 | 197 | Units | 18.70 % |
| TBRA Unit | \$0 | \$2,782 | | \$3,156 | 1 | Units | 0.10 % |

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Bakersfield CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

| | Rental | Homebuyer | Homeowner |
|--------------------|-----------|-----------|-----------|
| PJ: | \$32,103 | \$28,366 | \$21,179 |
| State:* | \$125,042 | \$108,908 | \$27,200 |
| National:** | \$89,640 | \$72,481 | \$22,984 |

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.03

| RACE: | Rental % | Homebuyer % | Homeowner % | TBRA % |
|--|--|--|--|---|
| White: | 37.7 | 23.0 | 27.9 | 0.0 |
| Black/African American: | 34.2 | 11.2 | 44.7 | 100.0 |
| Asian: | 1.2 | 0.3 | 0.0 | 0.0 |
| American Indian/Alaska Native: | 2.3 | 1.2 | 1.0 | 0.0 |
| Native Hawaiian/Pacific Islander: | 0.0 | 0.0 | 0.0 | 0.0 |
| American Indian/Alaska Native and White: | 0.0 | 0.0 | 0.0 | 0.0 |
| Asian and White: | 0.4 | 0.0 | 0.0 | 0.0 |
| Black/African American and White: | 0.0 | 0.0 | 0.0 | 0.0 |
| American Indian/Alaska Native and Black: | 0.0 | 0.0 | 0.0 | 0.0 |
| Other Multi Racial: | 3.5 | 0.7 | 0.5 | 0.0 |
| Asian/Pacific Islander: | 0.0 | 1.0 | 1.0 | 0.0 |

ETHNICITY:

| | | | | |
|----------|--|--|--|---|
| Hispanic | 20.8 | 62.6 | 24.9 | 0.0 |
|----------|--|--|--|---|

HOUSEHOLD SIZE:

| | | | | |
|--------------------|--|--|--|---|
| 1 Person: | 68.8 | 7.3 | 46.7 | 0.0 |
| 2 Persons: | 3.5 | 7.5 | 26.4 | 100.0 |
| 3 Persons: | 14.2 | 20.7 | 11.2 | 0.0 |
| 4 Persons: | 4.6 | 33.5 | 6.6 | 0.0 |
| 5 Persons: | 6.9 | 20.1 | 3.6 | 0.0 |
| 6 Persons: | 1.9 | 7.1 | 3.0 | 0.0 |
| 7 Persons: | 0.0 | 3.2 | 0.5 | 0.0 |
| 8 or more Persons: | 0.0 | 0.5 | 2.0 | 0.0 |

HOUSEHOLD TYPE:

| | | | | |
|------------------------|--|--|--|---|
| Single/Non-Elderly: | 43.1 | 9.5 | 29.4 | 0.0 |
| Elderly: | 33.5 | 2.4 | 55.8 | 0.0 |
| Related/Single Parent: | 15.4 | 13.3 | 3.0 | 0.0 |
| Related/Two Parent: | 7.3 | 71.9 | 10.7 | 100.0 |
| Other: | 0.8 | 2.9 | 0.5 | 0.0 |

SUPPLEMENTAL RENTAL ASSISTANCE:

| | | |
|----------------|--|--|
| Section 8: | 31.2 | 0.5 [#] |
| HOME TBRA: | 0.0 | |
| Other: | 11.5 | |
| No Assistance: | 57.3 | |

of Section 504 Compliant Units / Completed Units Since 2001 96

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Bakersfield

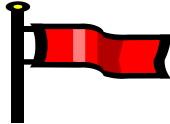
State: CA

Group Rank: 18
(Percentile)

State Rank: 56 / 92 PJs

Overall Rank: 22
(Percentile)

Summary: 1 / Of the 5 Indicators are Red Flags

| FACTOR | DESCRIPTION | THRESHOLD* | PJ RESULTS | RED FLAG |
|-------------------------------------|---|------------|--------------|---|
| 4 | % OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS | < 73.60% | 29.41 |  |
| 5 | % OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS | < 47.54% | 51.02 | |
| 6 | % OF RENTERS BELOW 50% OF AREA MEDIAN INCOME | < 70%** | 89.96 | |
| 8 | % OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS | < 90.20% | 96.28 | |
| "ALLOCATION-YEARS" NOT DISBURSED*** | | > 3.500 | 3.18 | |

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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